

MERIDIAN INTERNATIONAL BUSINESS CENTER, FILING NO. 6, 7TH AMENDMENT

A REPLAT AND SUBDIVISION BOUNDARY ADJUSTMENT OF TRACT C MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6, MOST OF LOT 3A MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6 1ST AMENDMENT, AND MOST OF LOT 2A-1 MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6 5TH AMENDMENT

LOCATED IN A PART OF SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH P.M.

COUNTY OF DOUGLAS, STATE OF COLORADO
30.722 ACRES - 2 LOTS AND 2 TRACTS
MERIDIAN INTERNATIONAL BUSINESS CENTER PD

SB 2017-031
SHEET 1 OF 2

LEGAL DESCRIPTION:

TRACT C, MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6, MOST OF LOT 3A MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6 1ST AMENDMENT, AND MOST OF LOT 2A-1 MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6 5TH AMENDMENT BEING MORE DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT SA-1, MERIDIAN INTERNATIONAL BUSINESS CENTER, FILING NO. 6, 6TH AMENDMENT; THENCE N89°45'01"E A DISTANCE OF 561.75 FEET; THENCE N00°15'12"W A DISTANCE OF 47.66 FEET; THENCE N19°41'37"W A DISTANCE OF 14.42 FEET; THENCE 144.74 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 142°59'03", A RADIUS OF 58.00 FEET AND A CHORD THAT BEARS N18°06'09"E A DISTANCE OF 110.00 FEET; THENCE ALONG A NON-TANGENT LINE N00°15'14"W A DISTANCE OF 92.23 FEET; THENCE S69°06'13"E A DISTANCE OF 836.99 FEET; THENCE S00°11'16"E A DISTANCE OF 827.68 FEET; THENCE 53.76 FEET ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 88°00'34", A RADIUS OF 36.00 FEET AND A CHORD THAT BEARS S43°49'01"W A DISTANCE OF 48.63 FEET; THENCE S87°49'18"W A DISTANCE OF 122.33 FEET; THENCE S89°48'43"W A DISTANCE OF 1215.23 FEET; THENCE N00°14'59"W A DISTANCE OF 909.48 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 1,338,241 SQUARE FEET (30.722 ACRES), MORE OR LESS.

GENERAL NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATUTE 18-4-580, C.R.S.
- BEARINGS ARE BASED ON THE EASTERLY LINE OF LOT 2A-1, MERIDIAN INTERNATIONAL BUSINESS CENTER #6, 5TH AMENDMENT ASSUMED TO BEAR S00°14'59"E BEING MONUMENTED BY A FOUND #4 REBAR AT THE NORTHEAST CORNER OF LOT 2A-1 AND A FOUND #5 REBAR WITH CAP PLS #34980 AT THE SOUTHEAST CORNER OF LOT 2A-1. ALL LINEAR MEASUREMENTS ARE BASED ON U.S. SURVEY FEET.
- OWNER WAIVES, REMISES, AND RELEASES ANY RIGHT OR CAUSE OF ACTION IT MAY NOW HAVE OR WHICH IT MAY HAVE IN THE FUTURE AGAINST THE COUNTY OF DOUGLAS, ITS OFFICERS, EMPLOYEES, AND AGENTS RELATED TO, OR RESULTING FROM, THE PASSAGE OF AIRCRAFT IN THE AIRSPACE ABOVE THE PROPERTY THAT IS THE SUBJECT OF THIS PLAT.
- TRACT D IS FOR SIDEWALK AND ACCESS PURPOSES AND IS DEDICATED TO DOUGLAS COUNTY.
- ALL NEW DEVELOPMENT WITHIN ONE AND ONE-HALF MILE OF EITHER SIDE OF THE E-470 CENTERLINE IS SUBJECT TO HIGHWAY EXPANSION FEES. E-470 HIGHWAY EXPANSION FEE (HEF) COLLECTION MANUAL APRIL 2014 REVISION. CALL 303-537-3737 DIANE LUNQUIST WITH A HIGHWAY EXPANSION FEE (HEF) INQUIRY.
- IN ACCORDANCE WITH SECTION 1907 OF THE DOUGLAS COUNTY ZONING RESOLUTION, AN AVIATION EASEMENT HAS BEEN RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE ON MAY 17, 1984 IN BOOK 521 AT PAGE 699.

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6 SEVENTH AMENDMENT. THE DISTRICT UTILITY EASEMENTS AND TRACT C-1 AS SHOWN HEREON ARE HEREBY DEDICATED TO THE MERIDIAN METROPOLITAN DISTRICT AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. ALL STREETS AND RIGHTS-OF-WAY AND TRACT D, SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO, IN FEE SIMPLE ABSOLUTE, WITH MARKETABLE TITLE, FOR PUBLIC USES AND PURPOSES UTILITY, EMERGENCY ACCESS, DRAINAGE, PUBLIC USE AND ACCESS EASEMENTS, AND SIDEWALK EASEMENTS SHOWN HEREON ARE DEDICATED AND CONVEYED TO DOUGLAS COUNTY, COLORADO FOR PUBLIC USES AND PURPOSES.

OWNER:

SHEA COLORADO, LLC

BY: _____
OWNER

STATE OF COLORADO)
CITY AND COUNTY OF DOUGLAS) SS

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2017,

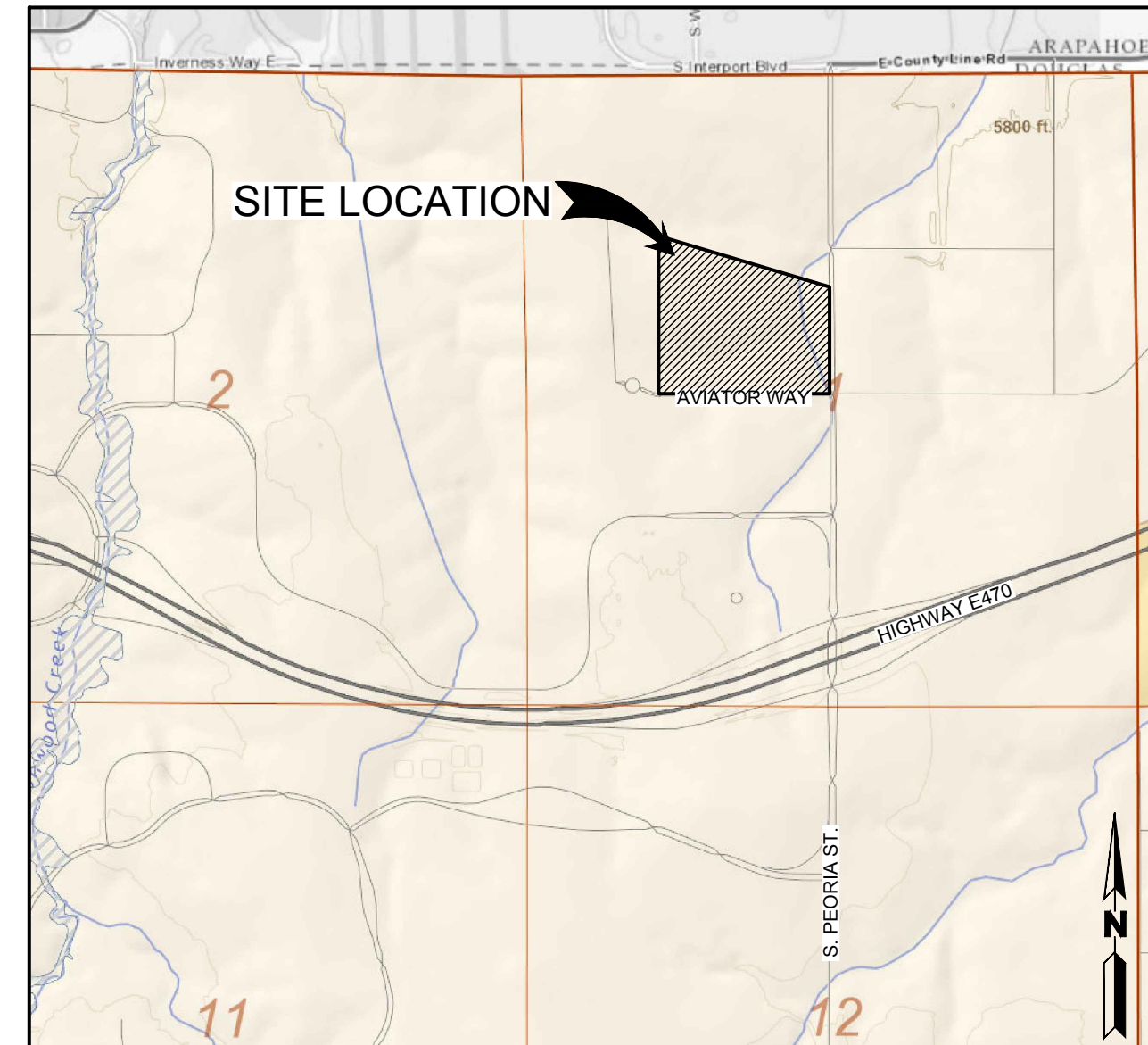
BY: _____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL:

DRAINAGE STATEMENT:

DRAINAGE EASEMENTS ARE HEREBY GRANTED TO DOUGLAS COUNTY ACROSS TRACT C-1 MERIDIAN INTERNATIONAL BUSINESS CENTER, FILING NO. 6, 7TH AMENDMENT, (THE "SUBDIVISION") FOR THE PURPOSE OF ACCESSING, MAINTAINING AND REPAIRING STORM WATER MANAGEMENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES, (COLLECTIVELY, THE "FACILITIES"). IN THE EVENT MERIDIAN METROPOLITAN DISTRICT, ITS SUCCESSORS, AND ASSIGNS (SYSTEM OWNERS) FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES, A BLANKET ACCESS EASEMENT OVER THE SUBDIVISION IS ALSO GRANTED TO DOUGLAS COUNTY, BUT ONLY FOR THE PURPOSE OF ACCESSING THE FACILITIES IN THE EVENT THAT THE DRAINAGE EASEMENTS DO NOT PROVIDE ADEQUATE ACCESS. THE MAINTENANCE AND REPAIR OF THE FACILITIES LOCATED IN THE SUBDIVISION, AS SHOWN ON THE CONSTRUCTION PLANS ACCEPTED BY DOUGLAS COUNTY OR ON THE PLAT FOR THE SUBDIVISION, SHALL BE THE RESPONSIBILITY OF THE SYSTEM OWNER IN THE EVENT SUCH MAINTENANCE AND REPAIR ARE NOT PERFORMED BY THE SYSTEM OWNER TO THE SATISFACTION OF DOUGLAS COUNTY. THEN DOUGLAS COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO ENTER SAID SUBDIVISION AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE SYSTEM OWNER, UNLESS THERE IS AN EMERGENCY, IN WHICH CASE DOUGLAS COUNTY SHALL GIVE NOTICE AS SOON AS PRACTICABLE, TO PERFORM ALL NECESSARY WORK, THE COST OF WHICH SHALL BE PAID BY THE SYSTEM OWNER UPON BILLING. IN THE EVENT THE SYSTEM OWNER FAILS TO REIMBURSE DOUGLAS COUNTY WITHIN THIRTY (30) DAYS AFTER SUBMISSION OF THE BILL FOR THE COSTS INCURRED, DOUGLAS COUNTY SHALL HAVE THE RIGHT TO ENFORCE SUCH OBLIGATION BY APPROPRIATE LEGAL ACTION. IT IS THE SYSTEM OWNER'S RESPONSIBILITY TO CONSTRUCT, MAINTAIN, AND REPAIR THE FACILITIES IN A MANNER CONSISTENT WITH ALL APPLICABLE PLANS APPROVED OR ACCEPTED BY DOUGLAS COUNTY.



VICINITY MAP
SCALE: 1" = 1/2 MILE

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	PLAT SHEET

DEVELOPER/APPLICANT:
SHEA COLORADO, LLC
6380 S. FIDDLERS GREEN CIRCLE, SUITE 400
GREENWOOD VILLAGE, CO 80111

ACCEPTANCE CERTIFICATE:

THE DEDICATION OF TRACT C-1 AS SHOWN ON SHEET 2 OF THIS PLAT IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY MERIDIAN METROPOLITAN DISTRICT.

BY: _____
PRESIDENT

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2017 BY _____ AS PRESIDENT OF _____

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

ACCEPTANCE CERTIFICATE:

THE DEDICATION OF TRACT D AS SHOWN ON SHEET 2 OF THIS PLAT IS HEREBY ACCEPTED FOR OWNERSHIP AND MAINTENANCE BY DOUGLAS COUNTY.

BY: _____
PRESIDENT

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS

ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2017 BY _____ AS PRESIDENT OF _____

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: _____
NOTARY PUBLIC

SURVEYORS CERTIFICATE:

I, RICHARD A. NOBBE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON AUGUST 8, 2016, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 20____.

RICHARD A. NOBBE
PLS #23899
FOR AND ON BEHALF OF
MARTIN/MARTIN, INC.

TITLE VERIFICATION:

WE, FIDELITY NATIONAL TITLE COMPANY, DO HEREBY CERTIFY THAT I/WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

FIDELITY NATIONAL TITLE COMPANY _____ DATE

CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
COUNTY OF DOUGLAS) SS.
I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 20____ A.D., AT _____ A.M./P.M., AND WAS RECORDED AT RECEPTION NUMBER _____

COUNTY CLERK AND RECORDER

BOARD OF COUNTY COMMISSIONERS CERTIFICATE:

THIS PLAT WAS APPROVED FOR FILING BY THE BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, COLORADO, ON THE ____ DAY OF _____, 2017, SUBJECT TO ANY CONDITIONS SPECIFIED HEREON. THE DEDICATIONS OF PUBLIC PORTIONS OF UTILITY, DRAINAGE, SIDEWALK AND ACCESS EASEMENTS ARE ACCEPTED.

LOTS 2A-1A AND 3A-1 OF MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6, 7TH AMENDMENT OF THE COUNTY OF DOUGLAS, STATE OF COLORADO.

TRACT C-1 OF MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6, 7TH AMENDMENT OF THE COUNTY OF DOUGLAS, STATE OF COLORADO.

TRACT D OF MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6, 7TH AMENDMENT OF THE COUNTY OF DOUGLAS, STATE OF COLORADO.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING LANDSCAPING, CURBS, GUTTER, SIDEWALKS, ROADSIDE DRAINAGE SWALES, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT DOUGLAS COUNTY.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOTS SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, WELL PERMIT OR SEWAGE DISPOSAL PERMIT WILL BE ISSUED.

CHAIR, BOARD OF COUNTY COMMISSIONERS

Project Manager: R. NOBBE
Location: G:\SCHLAPPE\16.0937-Meridian Fill & Drainage - Site 2 (Aviator)\PLANS\PLAT\PLAT.dwg
Drawn By: M. CHAPA
Job Number: 16.0937
Sheet Number: _____

Plot Date: 02/15/17

MERIDIAN INTERNATIONAL BUSINESS CENTER, FILING NO. 6, 7TH AMENDMENT

A REPLAT AND SUBDIVISION BOUNDARY ADJUSTMENT OF TRACT C MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6, MOST OF LOT 3A MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6 1ST AMENDMENT, AND MOST OF LOT 2A-1 MERIDIAN INTERNATIONAL BUSINESS CENTER FILING NO. 6 5TH AMENDMENT

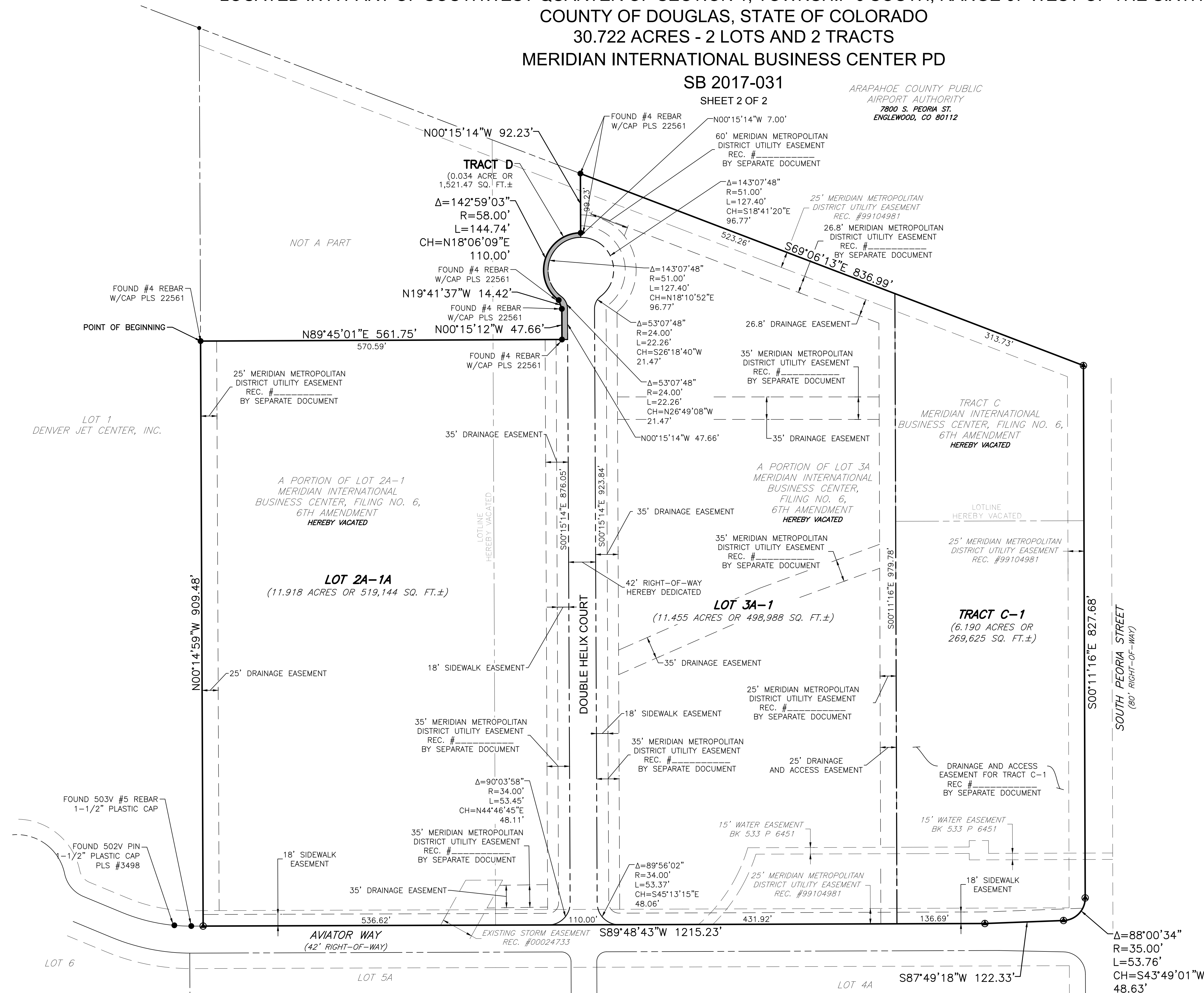
LOCATED IN A PART OF SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH P.M.

COUNTY OF DOUGLAS, STATE OF COLORADO
30.722 ACRES - 2 LOTS AND 2 TRACTS
MERIDIAN INTERNATIONAL BUSINESS CENTER PD

SB 2017-031

SHEET 2 OF 2

ARAPAHOE COUNTY PUBLIC
AIRPORT AUTHORITY
7800 S. PEORIA ST.
ENGLEWOOD, CO 80112



LEGEND

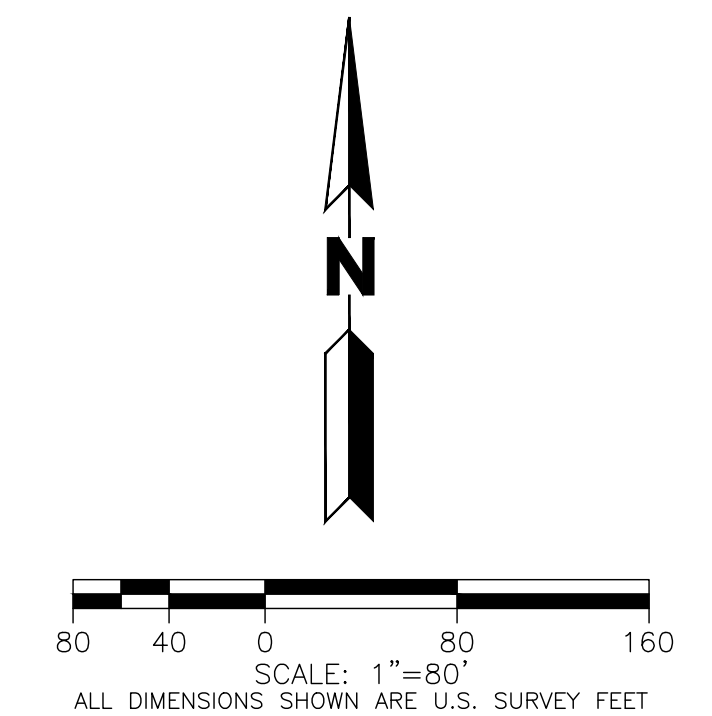
EXISTING		PROPOSED
---	BOUNDARY LINE	---
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
●	SET PIN & CAP PLS #23899	---
●	PIN FOUND AS DESCRIBED	---
REC. #	RECEPTION NUMBER	

BASIS OF BEARING:

BEARINGS ARE BASED ON THE EASTERLY LINE OF LOT 2A-1, MERIDIAN INTERNATIONAL BUSINESS CENTER #6, 5TH AMENDMENT ASSUMED TO BEAR S00°14'59"E BEING MONUMENTED BY A FOUND #4 REBAR AT THE NORTHEAST CORNER OF LOT 2A-1 AND A FOUND #5 REBAR WITH CAP PLS #34980 AT THE SOUTHEAST CORNER OF LOT 2A-1.

PARCEL SUMMARY TABLE

TYPE	ACREAGE	OWNERSHIP
ROW	1.133	DOUGLAS COUNTY
LOT 2A-1A	11.918	SHEA COLORADO, LLC
LOT 3A-1	11.455	SHEA COLORADO, LLC
TRACT C-1	6.190	MERIDIAN METROPOLITAN DISTRICT
TRACT D	0.034	DOUGLAS COUNTY



SHEET 2 OF 2

AUGUST 15, 2017
JULY 26, 2017
JULY 14, 2017
APRIL 14, 2017

M MARTIN/MARTIN
CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM

Location: G:\SCHLAPPE\16.0937-Meridian Fill & Drainage - Site 2 (Aviator)\PLANS\PLAT\PLAT.dwg
Project Manager: R. NOBBE
Drawn By: M. CHAPA
Job Number: 16.0937
Sheet Number:

Surveyed By: R. NOBBE

Plot Date: 02/15/17